

**TOWN OF BUCKEYE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD  
TOWN COUNCIL CHAMBERS  
100 NORTH APACHE ROAD  
BUCKEYE, ARIZONA 85326**

**REGULAR MEETING**

**MARCH 9, 2004**

**6:00 P.M.**

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (#386-4691) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

**AGENDA ITEM**

**RECOMMENDED BOARD ACTION**

**1. CALL TO ORDER**

**1. None**

**2. ROLL CALL**

**2. None**

**3. APPROVAL OF MINUTES**

Review and possible approval of the minutes of the February 10, 2004 Regular Meeting.

**3. Possible motion to approve the minutes of the February 10, 2004 Regular Meeting.**

**4. WITHDRAWALS/CONTINUANCES**

**4. None**

**5. NEW BUSINESS:**

**5.**

**5A. CMPA04-89: TESOTA HILLS CMP**

Request by David Burrows, with CMX, for Community Master Plan approval for "Tesota Hills" a proposed Master Planned community of approximately 444 acres located at the northeast corner of McDowell Road and the Dean Road Alignment. This property surrounds the Buckeye Flood Retarding Structure (FRS #3) and is southwest of the existing Verrado Master Planned Community. Tesota Hills proposes a maximum of 1,302 dwelling units reaching a maximum overall density of 2.9 dwelling units per acre.

**5A. Public hearing, discussion and possible motion**

**5B. CMP03-304: SOUTHWEST RANCH CMP**

Request by Dave Ullrich, with RBF Consulting, on behalf of Harvard Investments, for Community Master Plan approval for "Southwest Ranch" a proposed Master Planned community of approximately 455 acres located, for the most part, from the southeast corner of Tuthill and Broadway to the southwest corner of Jackrabbit Trail and Broadway down to the Union Pacific Rail Road track. Southwest Ranch proposes a maximum of 1,560 dwelling units reaching a maximum overall density of 4.0 dwelling units per acre.

**5B. Public hearing, discussion and possible motion**

**5C. CMPA04-89: VERRADO CMP AMENDMENT  
No. 3**

Request by Karrin Taylor, with Biskind, Hunt & Taylor, PLC, on behalf of DMB White Tank, LLC, for approval of Verrado CMP Major Amendment No. 3, Modifications to Section 3.03.L.4.b, Swimming Pool Enclosure Design. This major amendment will modify the swimming pool enclosure requirements as detailed in Section 3.03.L.4.b in the approved Verrado Community Master Plan.

**5C. Public hearing, discussion and possible motion**

**5D. A04-01: GERARD CONSTRUCTION  
ANNEXATION**

Request by Ron Gerard of Gerard Construction for the annexation of approximately 10 acres of land approximately 1/8 mile south of Yuma Road and ¼ mile east of Miller Road.

**5D. Discussion and possible motion**

**5E. MINGPA03-198: COWLEY COMPANY MINOR  
GENERAL PLAN AMENDMENT**

Request by Curtis Coughlin, on behalf of Cowley Companies, for a Minor Amendment to the Town of Buckeye's General Plan Land Use Map for approximately 124 acres on the southeast corner of I-10 and Wilson Avenue. The request is to amend the existing plan for General Commerce zoning to Commercial Center, Mixed Residential and Planned Residential zoning.

**5E. Discussion and possible motion**

**5F. MINGPA03-199: COWLEY COMPANY MINOR  
GENERAL PLAN AMENDMENT**

Request by Curtis Coughlin, on behalf of Cowley Companies, for a Minor Amendment to the Town of Buckeye's General Plan Land Use Map for approximately 153 acres at the southeast corner of Oglesbly Road and Southern Avenue. This request is to amend the existing plan for General Commerce to General Commerce, Commercial Center, Mixed Residential and Planned Residential zoning.

**5F. Discussion and possible motion**

**5G. SP03-498: CAFÉ SITE PLAN**

Request by Joe and Hortencia Blanton for Site Plan approval for a coffee house / café to be located at 801 East Monroe Avenue.

**5G. Public hearing, discussion and possible motion**

**5H. A04-02: TOMACHOFF ANNEXATION**

Request by Scott Truitt, with Don Bennett and Associates, on behalf of Mr. and Mrs. Tamachoff, for the annexation of approximately 146 acres located at the northwest corner of Southern Avenue and Apache Road.

**5I. RZ04-92: TOMACHOFF REZONING**

Request by Scott Truitt, with Don Bennett and Associates, on behalf of Mr. and Mrs. Tomachoff for the rezoning of approximately 146 acres located at the northwest corner of Southern Avenue and Apache Road from Rural-43 (Maricopa County) to Planned Residential (Town of Buckeye).

**5J. A03-23: SWEETWATER ESTATES ANNEXATION**

Request by Michael Fa, with Design Fusion, on behalf of Akisaku Industries, LLC, Willowdale Investments and Ellice Investments for the annexation for some portions of Sweetwater Estates listed as parcels:

- 504-15-041J
- 504-15-048B
- 504-15-061A
- 504-15-061D
- 504-15-061C
- 504-15-064A
- 504-15-064C
- 504-15-027L

**5K. RZ03-358: ELLICE INVESTMENTS REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments for the rezoning of approximately 2 acres located south of the southwest corner of Van Buren Toad and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**5L. RZ03-459: AKISAKU INDUSTRIES REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Akisaku Industries for the rezoning of approximately 1.9 acres located at the northwest corner of Roosevelt Street and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**5H. Discussion and possible motion**

**5I. Public hearing, discussion and possible motion**

**5J. Discussion and possible motion**

**5K. Public hearing, discussion and possible motion**

**5L. Public hearing, discussion and possible motion**

**5M. RZ03-460: WILLOW INVESTMENTS  
REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Willow Investments for the rezoning of approximately 1.1 acres located at the southeast corner of Tonopah Salome Highway and McDowell Road from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**5N. RZ03-461: ELLICE INVESTMENTS REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments, for the rezoning of approximately 1.5 acres located at the southwest corner of McDowell Road and Sun Valley Parkway from Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**5O. RZ03-462: ELLICE INVESTMENTS,  
WILLOWDALE INVESTMENTS and AKISAKU  
INDUSTRIES REZONING**

Request by Michael Fa, with Design Fusion, on behalf of Ellice Investments, Willowdale Investments and Akisaku Industries LLC, for the rezoning of approximately 8.7 acres located at the southwest corner of Tonopah Salome Highway and Sun Valley Parkway from C-2 and Rural-43 (Maricopa County) to General Commerce (Town of Buckeye).

**5P. RZ03-463: WILLOWDALE REZONING**

Request by Michael Fa of Design Fusion on behalf of Willowdale Investments for the Rezoning of approximately 1.0 acres located southwest of the southwest corner of Pierce Street and Sun Valley Parkway from the R-43, Rural Residential Zoning District (Maricopa County) to the GC, General Commerce Land Use District.

**6. COMMENTS FROM THE PUBLIC**

Members of the audience may comment on non-agenda items.

**7. REPORTS FROM STAFF**

**8. REPORTS FROM DEVELOPMENT BOARD**

**9. ADJOURNMENT**

**5M. Public hearing, discussion and possible motion**

**5N. Public hearing, discussion and possible motion**

**5O. Public hearing, discussion and possible motion**

**5P. Public hearing, discussion and possible motion**

**6. None** – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

**7. None**

**8. None**

**9. Motion to Adjourn**